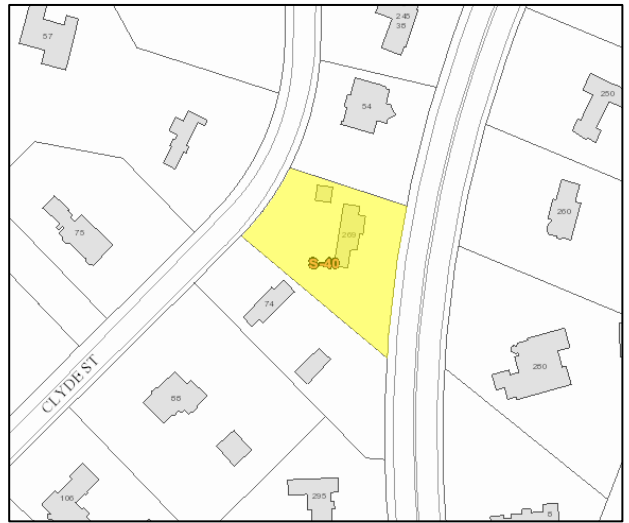


Brookline Preservation Commission

Demolition Application Report

Address: 269 Lee Street
Applicant: Jacqueline Kieff
Building Type: House (Full) & Garage (Full)
National Register Listing (if Applicable): N/A



Historical/Architectural Significance:

The home and garage at 269 Lee Street were constructed in 1926 by builder Charles Ernst for William K. Bruckhauser and his wife Harriet. The permits were filed in the same month that their son, William K. Bruckhauser Jr. was born. The family lived in the home from 1927 until at least 1950. William Sr. was employed as the President of a Box Factory at the time of the 1930 census, likely the Agar Container Division of the International Paper Company, which he noted as his place of employment on a 1942 draft card. William Sr. did not serve in World War II but was a veteran of World War I and also served in the New York National Guard.

Architect Harry M. Ramsay (1885-1962) designed more than 75 houses in Brookline and many more in Boston, Newton, Watertown, and Wellesley. Born in Canada, he was naturalized in 1939 and lived in Newton. Several of his houses were highlighted in national publications, including *American Magazine*, *Iron Age*, and *Building and Home*. Most of Ramsay's work before World War II was traditional: American Colonial, Tudor Revival and Cape style homes. After the war, his work also included custom-designed ranch and split-level style houses.

The eclectic Colonial Revival home features a dramatic side gabled slate roof that slopes down over the off-center entrance to create a shallow porch supported by Tuscan columns. The roof above the entrance porch contains a gabled dormer. Immediately to the right, a cross gable extends slightly forward of the main roofline. To the left of the façade is a two-story side-gabled wing, set back slightly from the main body of the house with an inset first floor porch and columns like those at the entrance. Another wing extends from the right elevation, a single-story side gabled room with a small dormer in the center of the roof. The home is clad in shingles, which wrap the corners without corner boards. Earlier photos demonstrate that the home once had decorative shutters, which are no longer in place.

Alterations to the home over time include a 1955 shed dormer with two windows on the left side of the rear elevation and the 1958 addition of an 18'x 26' library to the left elevation. In 2010, the shingle siding, trim & gutters were replaced.

The two-car detached garage, located to the right rear of the house, was also built in 1926 by the same architect and builder. It is a simple structure with a side gabled slate roof, clad in shingles to match the house. The garage doors appear to have been replaced. The siding, trim and gutters of the garage were also replaced in 2010.

The house & garage at 269 Lee Street meets the following criteria for an initial determination of significance:

c. The building is associated with one or more significant historic persons or events, or with the broad architectural, cultural, political, economic, or social history of the town or Commonwealth; and

d. The building is historically or architecturally significant in terms of its period, style, method of construction, or its association with a significant architect or builder, either by itself or as part of a group of buildings.

The house & garage at 269 Lee Street retain integrity of location, design, setting, feeling, materials, and workmanship.

On July 5th, 2022, the applicant requested a lift of the demolition stay based on plans for full demolition and design review of a new residence, which would be reoriented to face the rear of the lot with a new drive connecting the home to Clyde Street. The applicant has also offered to provide professional digital photography of the existing buildings as well as dimensioned floor plans and elevation drawings prepared by an architect. The Commission should consider whether there is any Preservation benefit to engaging in design review of the proposed new house and whether the proposed documentation is sufficient mitigation to receive a lift of stay. If the Commission is willing to accept documentation as mitigation for full demolition, they may wish to consider asking for more information about the format and quality of what will be provided.



Aerial view of 269 Lee Street, looking east.



Aerial view of 269 Lee Street, looking north.



Aerial view of 269 Lee Street, looking west.



Aerial view of 269 Lee Street, looking south.





















